

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 12, 2002

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **August 8, 2002** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TM-0051-02 - SILVERSTONE RANCH PARCEL 2 - PULTE HOMES - Request for a Tentative Map for 115 lots on 19.37 acres located adjacent to the north side of the intersection of Racel Street and Tenaya Way, R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
2. TM-0052-02 - SILVERSTONE RANCH PARCEL 3 - PULTE HOMES - Request for a Tentative Map for 152 lots on 19.34 acres located adjacent to the northeast corner of Grand Teton Road and Tenaya Way, R-3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
3. TM-0053-02 - SILVERSTONE RANCH UNIT 2 - PULTE HOMES - Request for a Tentative Map for 73 lots on 24.84 acres located adjacent to the west side of Mountain Spa Drive, approximately 800 feet north of Racel Street, R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).
4. TM-0057-02 - PRIMROSE ESTATES SOUTH - TYNDALL, LIMITED LIABILITY COMPANY ON BEHALF OF RSC HOLDINGS - Request for a Tentative Map for a 10-lot single family residential subdivision on 5.00 acres adjacent to the northwest corner of Hickam Avenue and Pioneer Way (APN: 138-03-305-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).
5. TM-0039-02(1) - PARADISE MEADOWS II - D.R. HORTON - Request for a Tentative Map Name Change FROM: PARADISE MEADOWS II TO: PARADISE MEADOWS SOUTH for 38 lots on 12.5 acres located adjacent to the northeast corner of Deer Springs Way and Bradley Road (APN's: 125-24-601-004 and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential), Ward 6 (Mack).
6. A-0031-02(A) - DALE AND MARLEEN CANNON - Petition to annex for 4.2 acres generally located on the southwest corner of Severance Lane and Tee Pee Lane, (APN: 125-18-801-017, 018, 019 & 020), Ward 6 (Mack).

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7. **A-0032-02(A) - EL DURANGO LIMITED LIABILITY COMPANY, ET AL** - Petition to annex for 7.5 acres generally located on the north side of Donald Nelson Avenue, 340 feet west of Grand Canyon Drive, containing approximately 7.5 acres (APN's: 125-18-101-012 & 201-003), Ward 6 (Mack).
8. **A-0033-02(A) - WILLIMAN & ANN MARIE HOUSE** - Petition to annex for 5.0 acres generally located on the south side of Grand Teton Road, 330 feet east of Hualapai Way (APN: 125-18-101-003), Ward 6 (Mack).
9. **A-0034-02(A) - JERRY & CAROLYN CLABORN, ET AL** - Petition to annex for 2.11 acres generally located on the south side of Donald Nelson Avenue, 660 feet east of Grand Canyon Drive (APN: 125-18-601-007), Ward 6 (Mack).

B. PUBLIC HEARING ITEMS:

10. **ABEYANCE - Z-0041-02 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Rezoning FROM: R-E (Residential Estates) TO: **R-PD3 (Residential Planned Density, 3 Units per Acre)** of 4.40 acres, located adjacent to the south side of Harris Avenue, east of the Marion Drive Alignment (APN: 140-29-801-001), Ward 3 (Reese).
11. **ABEYANCE — Z-0041-02(1) - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Site Development Plan Review FOR A PROPOSED **15-LOT SINGLE-FAMILY SUBDIVISION** on 4.40 acres, located adjacent to the south side of Harris Avenue, east of the Marion Drive alignment (APN: 140-29-801-001), PROPOSED: **R-PD3 (Residential Planned Density-3 Units per Acre)** Zone, Ward 3 (Reese).
12. **ABEYANCE — RENOTIFICATION - Z-0054-02 - NELLIS LAND COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: **R-PD5 (Residential Planned Development, 5 Units per Acre)** of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese).
13. **ABEYANCE — RENOTIFICATION - Z-0054-02(1) - NELLIS LAND COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED **37-LOT RESIDENTIAL SUBDIVISION** on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED **R-PD5 (Residential Planned Development - 5 Units per Acre)** Zone, Ward 3 (Reese).

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14. ABEYANCE – RENOTIFICATION - U-0071-02 - ALTA MIRA COMMERCIAL LIMITED PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC. - Request for a Special Use Permit TO ALLOW PACKAGED LIQUOR SALES FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED NEIGHBORHOOD MARKET located adjacent to the northeast corner of Craig Road and Jones Boulevard (APN: 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
15. ABEYANCE - RENOTIFICATION - Z-0108-88(15) - ALTA MIRA COMMERCIAL LIMITED PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC. - Request for a Site Development Plan Review TO ALLOW A PROPOSED 39,910 SQUARE-FOOT WAL-MART NEIGHBORHOOD MARKET on 8.17 acres located adjacent to the northeast corner of Craig Road and Jones Boulevard (APN: 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
16. ABEYANCE - U-0064-02 - J AND K VILLANI TRUST - Request for a Special Use Permit FOR A MINOR AUTOMOTIVE REPAIR GARAGE on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
17. ABEYANCE - Z-0045-94(8) - J AND K VILLANI TRUST - Request for a Site Development Plan Review FOR A MINOR AUTOMOTIVE REPAIR GARAGE FACILITY on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
18. ABEYANCE - Z-0057-02(1) - TOWN CENTER VENTURES, LIMITED LIABILITY COMPANY ON BEHALF OF PAGEANTRY HOMES - Request for a Site Development Plan Review FOR A PROPOSED 341-UNIT, MEDIUM DENSITY MIXED RESIDENTIAL DEVELOPMENT (CONSISTING OF 176 CONDOMINIUMS AND 165 APARTMENTS) on 20.0 acres (PROPOSED DENSITY OF 17.05 DWELLING UNITS PER ACRE) adjacent to the southwest corner of Fort Apache Road and Gilcrease Avenue (APN: 125-18-601-002 through 005), U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], [PROPOSED: T-C (Town Center)] Zone Ward 6 (Mack).

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19. **ABEYANCE - TM-0035-02(1) - LONE MOUNTAIN RIDGES - KB HOME NEVADA, INC.** - Request for a Review of Condition on an approved Tentative Map TO ALLOW RETAINING WALLS IN EXCESS OF NINE FEET, WHERE CONDITION NUMBER TWO ALLOWS A MAXIMUM OF SIX FEET on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
20. **ABEYANCE - TM-0035-02(2) - LONE MOUNTAIN RIDGES - KB HOME NEVADA, INC.** - Request for a Review of retaining wall heights TO ALLOW RETAINING WALLS IN EXCESS OF NINE FEET WHERE TITLE 18 ALLOWS A MAXIMUM RETAINING WALL HEIGHT OF SIX FEET on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
21. **RESCIND PREVIOUS ACTION - Z-0024-99(43) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately 15 acres into the Plan and have the subject area designated as Medium Low Density Residential on the south side of Lone Mountain Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, and 004), Ward 4 (Brown).
22. **RECONSIDER - RENOTIFICATION - Z-0024-99(43) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately 15 acres into the Plan and have the subject area designated as Medium Low Density Residential on the south side of Lone Mountain Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, and 004), Ward 4 (Brown).
23. **Z-0020-97(39) - CLARK COUNTY CREDIT UNION** - Request for a Major Modification to the Las Vegas Medical District Plan to change the Land Use Designation FROM: P-O (Professional Office) TO: MD-1 (Medical Support) on 0.84 acres located adjacent to the southeast corner of Bearden Drive and Shadow Lane (APN's: 139-33-402-013 and 023), PD (Planned Development) Zone, [PROPOSED USE: FINANCIAL INSTITUTION], Ward 5 (Weekly).
24. **V-0064-02 - CLARK COUNTY CREDIT UNION** - Request for a Variance TO ALLOW A DETACHED ACCESSORY STRUCTURE (AUTOMATIC TELLER MACHINE) IN THE FRONT YARD, WHERE IT IS NOT ALLOWED, on property located adjacent to the southeast corner of Bearden Drive and Shadow Lane (APN's 139-33-402-013 and 023), PD (Planned Development) Zone, Ward 5 (Weekly).

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25. U-0110-02 - CLARK COUNTY CREDIT UNION - Request for a Special Use Permit **TO ALLOW A STAND-ALONE FINANCIAL INSTITUTION WITHIN THE LAS VEGAS MEDICAL DISTRICT** on property located adjacent to the southeast corner of Bearden Drive and Shadow Lane (APN's: 139-33-402-013 and 023), PD (Planned Development) Zone, Ward 5 (Weekly).
26. Z-0020-97(40) - CLARK COUNTY CREDIT UNION - Request for a Site Development Plan Review and a Reduction of the On-site Landscape Requirement **FOR A 2,835 SQUARE FOOT FINANCIAL INSTITUTION WITHIN THE LAS VEGAS MEDICAL DISTRICT** on 0.84 acres located adjacent to the southeast corner of Bearden Drive and Shadow Lane (APN's: 139-33-402-013 and 023), PD (Planned Development) Zone, Ward 5 (Weekly).
27. Z-0016-98(23) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS - Request for a Major Modification to the Iron Mountain Ranch Master Plan **TO REMOVE APPROXIMATELY 4.40 ACRES FROM THE OVERALL PLAN AND TO EXPUNGE THE RESOLUTION OF INTENT TO R-PD2 (Residential Planned Development – 2 Units per Acre) THAT APPLIES TO THIS SITE**, located adjacent to the west side of Thom Boulevard, approximately 700 feet north of Horse Drive (Portion of APN: 125-12-602-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).
28. U-0112-02 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS - Request for a Special Use Permit **FOR A CHURCH/HOUSE OF WORSHIP** on 4.40 acres located adjacent to the west side of Thom Boulevard, approximately 700 feet north of Horse Drive (Portion of APN: 125-12-602-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units per Acre), Ward 6 (Mack).
29. Z-0016-98(24) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS - Request for a Site Development Plan Review and to allow turf where it is prohibited in Public Facility Districts **FOR A 19,288 SQUARE FOOT CHURCH/HOUSE OF WORSHIP** on 4.40 acres located adjacent to the west side of Thom Boulevard, approximately 700 feet north of Horse Drive (Portion of APN: 125-12-602-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units per Acre), Ward 6 (Mack).

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30. **Z-0046-02 - BONANZA REALTY, INC.** - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly).
31. **U-0114-02 - BONANZA REALTY, INC.** - Request for a Special Use Permit FOR A 256-UNIT MULTI-FAMILY SENIOR APARTMENT COMPLEX on 2.87 acres located adjacent to the northeast corner of Main Street and Bonanza Road (APN's: 139-27-707-008, 139-27-810-001 through 004, 139-27-712-046 through 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zones, PROPOSED: C-1 (Limited Commercial), Ward 5 (Weekly).
32. **Z-0046-02(1) - BONANZA REALTY, INC.** - Request for a Site Development Plan Review and a Reduction of the on-site Landscape Requirements FOR A 256-UNIT MULTI-FAMILY SENIOR APARTMENT COMPLEX WITH 20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT on 2.87 acres located adjacent to the northeast corner of Main Street and Bonanza Road (APNs: 139-27-707-008, 139-27-810-001 through 004 and 139-27-712-046 through 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zones, [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
33. **Z-0067-02 - DAVID M. PAWL ON BEHALF OF SOUTHWEST DESIGN GROUP, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 0.47 acres located at 2020 West Bonanza Road (APN: 139-28-301-025), PROPOSED USE: OFFICE, Ward 5 (Weekly).
34. **Z-0067-02(1) - DAVID M. PAWL ON BEHALF OF SOUTHWEST DESIGN GROUP, INC.** - Request for a Site Development Plan Review and Reduction of the Perimeter Landscape Requirements FOR A 3,230 SQUARE FOOT OFFICE CONVERSION on 0.47 acres located at 2020 West Bonanza Road (APN: 139-28-301-025), R-E (Residence Estates) Zone, [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
35. **Z-0068-02 - GEOFFREY COMMONS** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), PROPOSED USE: 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE), Ward 6 (Mack).

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36. **Z-0068-02(1) - GEOFFREY COMMONS** - Request for a Site Development Plan Review FOR A 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).
37. **Z-0069-02 - CONCORDIA HOMES NEVADA, INC.** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation] TO: TC (Town Center) on approximately 20.27 acres located adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road (APN's: 125-20-301-006 and 007, 125-20-201-011 and 012), PROPOSED USE: 142-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
38. **Z-0069-02(1) - CONCORDIA HOMES NEVADA, INC.** - Request for a Site Development Plan Review FOR A 142-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 20.27 acres located adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road (APN's: 125-20-301-006 and 007, 125-20-201-011 and 012), U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
39. **V-0054-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY, ET AL** - Request for a Variance TO ALLOW 652 PARKING SPACES WHERE 729 PARKING SPACES ARE REQUIRED on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive (APN's: 138-22-418-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
40. **V-0055-02 - DOROTHY BUSET TRUST** - Request for a Variance TO ALLOW A PROPOSED CARPORT WITH A 10 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 2817 Gilmary Avenue (APN: 162-05-616-015), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).
41. **V-0056-02 - FAUSTO VEGA FLORES** - Request for a Variance TO ALLOW A PROPOSED CARPORT WITH A 10 FOOT FRONT YARD SETBACK WHERE 20 FOOT IS THE MINIMUM SETBACK REQUIRED at 804 Bracken Avenue (APN: 162-03-613-002), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

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42. **V-0057-02 - ROBERT AND VIRGINIA GOOD** - Request for a Variance TO ALLOW 86 PARKING SPACES WHERE 119 PARKING SPACES ARE REQUIRED FOR A MIX OF EXISTING AND PROPOSED USES on property located at 901 South Rancho Drive (APN: 139-32-804-001), PD (Planned Development) Zone, Ward 5 (Weekly).
43. **V-0058-02 - GRAND CANYON PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW FIVE-FOOT WIDE SIDEWALKS, WHERE MINIMUM SEVEN-FOOT SIDEWALKS OR WHEEL STOPS AND/OR CURBING ARE REQUIRED on 18.8 acres located adjacent to the east side of Grand Canyon Drive, approximately 1,300 feet north of Grand Teton Road (APN: 125-07-701-004), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
44. **V-0060-02 - CHRISSELLE McMAHON ON BEHALF OF RICHARD OUSLEY** - Request for a Variance TO ALLOW A PROPOSED ATTACHED GARAGE ADDITION TO BE 30 FEET FROM THE FRONT PROPERTY LINE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW THE HEIGHT OF A DETACHED GARAGE (34 FEET) TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING (16 FEET); AND TO ALLOW THE FLOOR AREA OF THE DETACHED GARAGE (10,000 SQUARE FEET) TO EXCEED THE FLOOR AREA OF THE PRINCIPAL DWELLING (3,855 SQUARE FEET) at 2824 Ashby Avenue (APN: 162-05-510-012), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).
45. **V-0063-02 - RAFAEL RUIZ** - Request for a Variance TO ALLOW CONSTRUCTION OF AN ADDITION EIGHT FEET FROM THE REAR PROPERTY LINE, WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on property located at 1230 South Seventh Street (APN: 162-03-515-007), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
46. **U-0037-95(2) - RANCHO DRIVE, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property located adjacent to the east side of Rancho Drive, approximately 200 feet south of Rainbow Boulevard (APN: 125-35-401-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
47. **U-0038-95(2) - HALSTAN, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY** - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3500 North Rancho Drive (APN: 138-12-710-044), C-2 (General Commercial) Zone, Ward 6 (Mack).

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48. **U-0042-95(3) - S & S #2, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 30-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 410 North Eastern Avenue (APN: 139-36-210-003), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
49. **U-0024-99(2) - KATHY LIGHTFOOT** - Required One Year Review on an approved Special Use Permit WHICH ALLOWED BEER AND WINE SALES FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A CONVENIENCE STORE at 1600 North Jones Boulevard (APN: 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
50. **U-0104-02 - LIPKIN 1992 TRUST ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property located at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (M. McDonald).
51. **U-0105-02 - E & S CENTER ON BEHALF OF ARACELI GARCIA-ACOSTA** - Request for a Special Use Permit for A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (EL MALECON MEXICAN RESTAURANT) AND FOR A WAIVER OF THE MINIMUM 400-FOOT SEPARATION REQUIREMENT FROM A CITY PARK at 2407 South Eastern Avenue (APN: 162-01-401-008), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
52. **U-0106-02 - FREMONT PLACE, LIMITED LIABILITY COMPANY ON BEHALF OF RAY KOROGHLI** - Request for a Special Use Permit FOR PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN's: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
53. **U-0107-02 - KEITH CLEGG ON BEHALF OF RSC HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A COMMERCIAL CHILD CARE CENTER on 1.5 acres located adjacent to the southeast corner of Craig Road and Tioga Way (Portion of APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 4 (Brown).

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54. U-0108-02 - TIMOTHY D. REED - Request for a Special Use Permit FOR LIVESTOCK FARMING (13 HORSES AND ONE BOVINE) **WHERE A MAXIMUM OF SIX HORSES OR BOVINES IS ALLOWED ON 1.08 ACRES** AND A WAIVER OF THE MINIMUM 1.25 ACRE PARCEL SIZE REQUIREMENT AND THE MINIMUM SQUARE FEET OF LOT AREA ALLOWED PER HORSE AND BOVINE situated on 1.08 acres at 5401 Rome Boulevard (APN: 125-24-403-002), R-E (Residence Estates) Zone, Ward 6 (Mack).
55. U-0109-02 - GILBERT FAMILY TRUST 3RD REINSTATEMENT ON BEHALF OF LA MOJARRA LOCA, INC. - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT at 821 North Lamb Boulevard, #14 (APN: 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
56. U-0111-02 - TAWNYA SHEIKHAN ON BEHALF OF SHAHRAM, INC. - Request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO on 0.36 acres at 4401 North Rancho Road (APN: 138-02-602-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
57. U-0113-02 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS - Request for a Special Use Permit FOR A SEVENTY-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN on 2.33 acres at 9100 West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
58. V-0061-02 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS - Request for a Variance TO ALLOW A ONE FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED FOR EQUIPMENT SHELTERS FOR A WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN on 2.33 acres at 9100 West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
59. Z-0017-90(40) - 21 STARS LIMITED ON BEHALF OF SUNCOAST HOTEL & CASINO - Request for a Site Development Plan Review FOR A PROPOSED 224,832 SQUARE-FOOT CASINO ADDITION AND 1,652-SPACE TRI-LEVEL PARKING STRUCTURE at 9090 Alta Drive (APN: 138-32-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

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60. **Z-0054-98(1) AND Z-0018-02(1) - CITY OF LAS VEGAS AND CLARK COUNTY SCHOOL DISTRICT** - Request for a Site Development Plan Review FOR A PROPOSED 9-ACRE PARK WITH BASEBALL/SOCCER FIELDS AND A CONCESSION BUILDING on property located adjacent to the southwest corner of Bonanza Road and Sandhill Road (APN's: 140-31-102-002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 3 (Reese).
61. **SD-0037-02 - PATRICK AND CECILIA DIFFER** - Request for a Site Development Plan Review FOR A PROPOSED 10 UNIT APARTMENT DEVELOPMENT on 1.25 acres located adjacent to the south side of Van Buren Avenue, approximately 307 feet east of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).
62. **MSP-0005-02 - FARM AND ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CITY DEVELOPMENT GROUP** - Request for a Master Sign Plan Review for a proposed shopping center located on the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-516-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
63. **MSP-0006-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR A RETAIL/OFFICE COMPLEX on property located adjacent to the southeast corner of Buffalo Drive and Sea Spray Avenue (APN's: 138-22-418-003 and 004), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
64. **SNC-0002-99(1) - MYSTIC VALLEY HOME OWNERS ASSOCIATION** - Request for a Street Name Change FROM: Mike Andress Avenue TO: Mystic Valley Avenue located between Durango Drive and Desert Night Street, Ward 6 (Mack).
65. **VAC-0061-02 - GREAT AMERICAN CAPITAL AND SAHARA BUSINESS PARK** - Petition to vacate U.S. Government Patent Easements generally located on the north side of Sahara Avenue, approximately 980 feet east of Cimarron Road Ward 1 (McDonald).
66. **VAC-0062-02 - PARDEE CONSTRUCTION COMPANY NEVADA** - Petition to vacate portions of Chieftain Street and Haley Avenue generally located between Deer Springs Way and Dorrell Lane, Ward 6 (Mack).
67. **VAC-0063-02 - SCHOOL BOARD OF TRUSTEES** - Petition to vacate a portion of Ninth Street located between Lewis Avenue and Clark Avenue, Ward 5 (Weekly).

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C. NON PUBLIC HEARING ITEMS:

68. Z-0017-90(39) – PECCOLE NEVADA CORPORATION - Request for a Review of Condition #2 of an approved Site Development Plan Review [Z-0017-90(20)] TO ALLOW A 7-FOOT FRONT YARD SETBACK FOR APN: 138-31-215-003 (Lot 12, Block C of Peccole West Parcel 19) AND A 12-FOOT FRONT YARD SETBACK WHERE A 15-FOOT FRONT YARD SETBACK WAS ORIGINALLY APPROVED FOR THE REMAINING PARCELS (excluding 138-31-215-013 Lot 2 Block C which was previously approved for a 10-foot setback) WITHIN THE QUEENSRIDGE NORTH DEVELOPMENT, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), (APN's: 138-31-215-003 through 015 and 138-31-612-001 through 022), Ward 2 (L.B. McDonald).
69. Z-0139-88(42) - TRIPLE FIVE INTERCONTINENTAL - Request for a Site Development Plan Review FOR A TWO-STORY 30,000 SQUARE FOOT COMMERCIAL BUILDING on 0.73 acres at 9330 West Sahara Avenue (APN: 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
70. SD-0036-02 - SECOND BAPTIST CHURCH - Request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A PARKING LOT on 0.66 acres located at 500 West Madison Avenue (APN's: 139-27-210-026 through 029), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
71. SD-0038-02 - CHURCH LDS PRESIDING BISHOP - Request for a Site Development Plan Review FOR TWO TEMPORARY MODULAR TRAILERS on 4.75 acres at 7500 North Durango Drive (APN: 125-16-301-017), R-E (Residence Estates) Zone, Ward 6 (Mack).
72. SD-0039-02 - ATLANTIC RICHFIELD COMPANY ON BEHALF OF UNITED BROTHERS ENTERPRISES - Request for a Site Development Plan Review and a Reduction of the On-site Perimeter Landscape Requirement FOR A CONVENIENCE STORE AND FUEL CANOPY on 0.92 acres at 2320 Fremont Street (APN: 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

D. DIRECTOR'S BUSINESS:

73. ABEYANCE - TA-0018-02 - CITY OF LAS VEGAS - Request to amend a portion of Title 19A in regard to mixed uses.

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74. TA-0019-02 - CITY OF LAS VEGAS - Request to Amend the Downtown Centennial Plan to permit Outdoor Dining in the Public Right-of-Way.
75. TA-0020-02 - TA-0020-02 - CITY OF LAS VEGAS - Request to Amend the Downtown Centennial Plan to coordinate and include reference to the Las Vegas Zoning Code.
76. TA-0021-02 - CITY OF LAS VEGAS - Request to amend a portion of Title 19A.04.050(B) LAND USE TABLE TO ADD MOTOR VEHICLE SALES [Motorcycles, Motor Scooters (New) (Used)] AS AN ALLOWABLE USE WITH APPROVAL OF A SPECIAL USE PERMIT IN THE C-1 (LIMITED COMMERCIAL) ZONING DISTRICT, and to amend Title 19A.04.050 to establish the criteria for approval of a Special Use Permit.

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.